



202107070054

07/07/2021 11:39 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

**AFTER RECORDING RETURN TO:
BOARD OF SKAGIT COUNTY COMMISSIONERS
1800 CONTINENTAL PLACE, STE. 100
MOUNT VERNON, WA 98273**

DOCUMENT TITLE: Statutory Warranty Deed

DATE SIGNED: July 6, 2021

GRANTOR: Bernie Lachance and Susan Lachance

GRANTEE: Skagit County

COUNTY CONTRACT NO.: C20210324

*ptn. SW SW 28/35/03
P 34899*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-2021
JUL 07 2021

Amount Paid \$ *0*
By *MJ* Skagit Co. Treasurer Deputy

After recording return document to:

County of Skagit
Public Works Department
1800 Continental Place
Mount Vernon, WA 98273-5625

Document Title: Statutory Warranty Deed

Grantors: BERNIE LACHANCE and SUSAN LACHANCE, husband and wife

Grantee: SKAGIT COUNTY, a political subdivision of the State of Washington

Property Legal Description (abbreviated): PTN SW1/4 SW1/4, SECTION 28, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. AKA TR B OF S/P#16-83 LESS REV LOTS 1 & 2 OF S/P#16-83 AF#8310120035 LESS COUNTY ROAD RIGHT OF WAY. SURVEY AF#201303070022 A PTN OF THE SW ¼ OF THE SW ¼ OF S28, T35N, R03E, W.M. Additional Legal Description at Exhibit A

Assessor's Tax Parcel ID#: P34899 (XrefID: 350328-3-003-0104)

SKAGIT COUNTY
Contract # C20210324
Page 1 of 5

STATUTORY WARRANTY DEED

THE GRANTORS, **BERNIE LACHANCE** and **SUSAN LACHANCE**, husband and wife, for good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant to **SKAGIT COUNTY**, a Political Subdivision of the State of Washington (Grantee), the following described real property situated in Skagit County, State of Washington:

For legal description and map:

See, **Exhibit "A"** and **Exhibit "B"**, attached hereto and made a part hereof.

Also, the Grantors request the Assessor and Treasurer of Skagit County (Grantee) to set over to the remainder of the hereinafter described EXHIBIT "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

GRANTORS:

Bernie Lachance
BERNIE LACHANCE
DATED THIS 21 day of April June, 2021

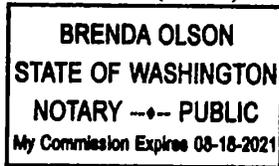
Susan Lachance
SUSAN LACHANCE
DATED THIS 21 day of June, 2021

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that BERNIE LACHANCE and SUSAN LACHANCE, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed, with full knowledge of its contents, for the uses and purposes therein mentioned.

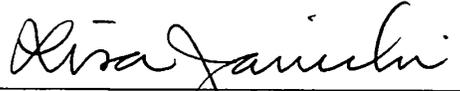
DATED this 21 day of June, 2021.

(SEAL)



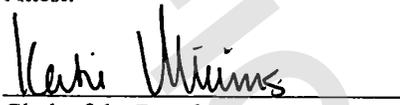
Brenda Olson
Notary Public
Brenda Olson
print name
Residing at Mount Vernon, WA
My appointment expires 8-18-2021

DATED this 6th day of July, 2021.

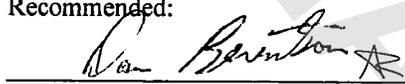

Lisa Janicki, Chair


Peter Browning, Commissioner


Ron Wesen, Commissioner

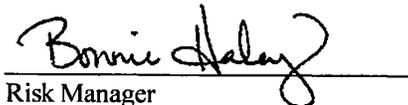
Attest:

Keri Williams
Clerk of the Board

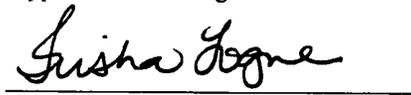
Authorization per Resolution # R20160001

Recommended:

Dan Berentson
Department Head

County Administrator

Approved as to form:
 6/28/21
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Bonnie Haley
Risk Manager

Approved as to budget:

Lisha Logue
Budget & Finance Director

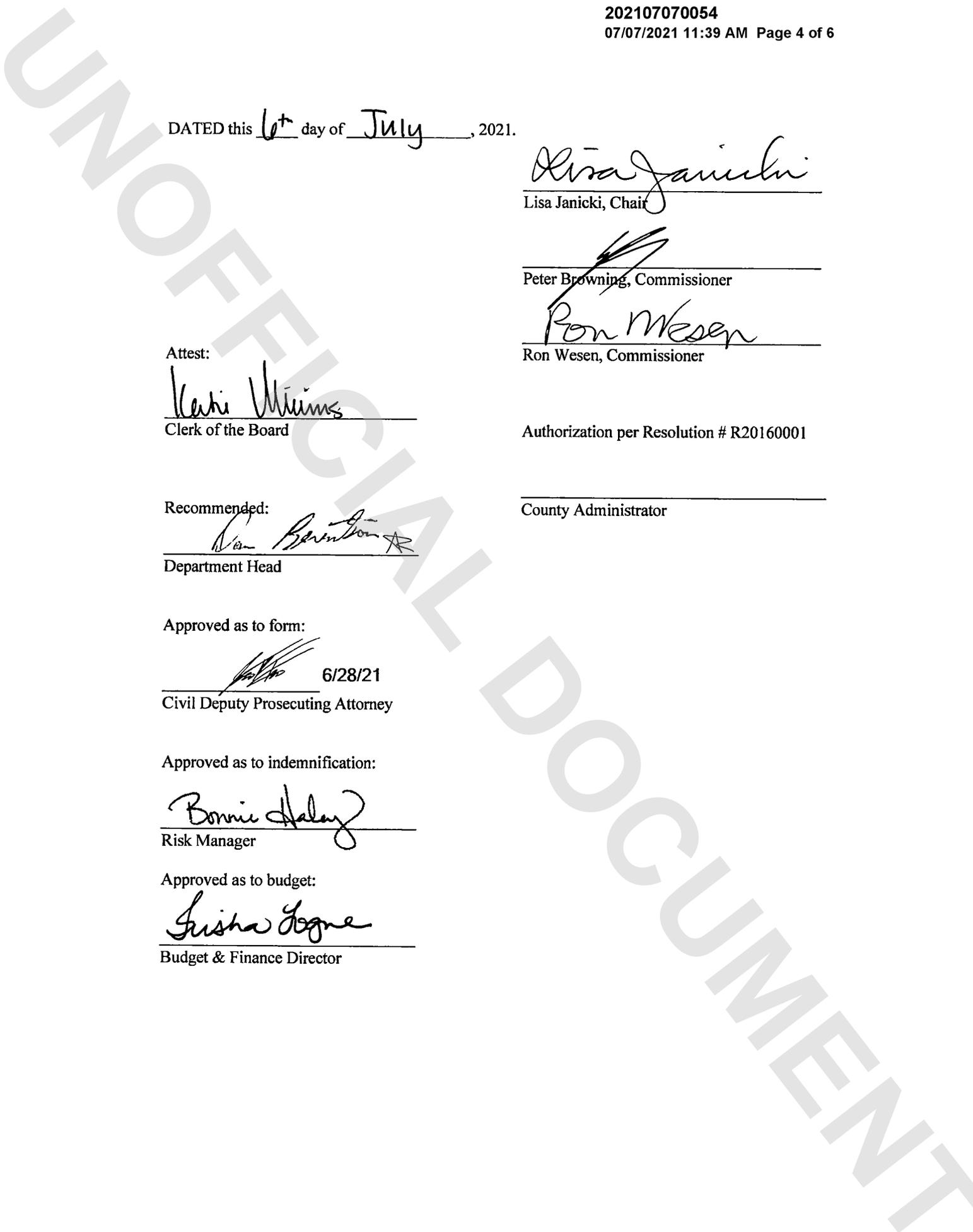


EXHIBIT "A"**LEGAL DESCRIPTION FOR
FARM TO MARKET - JOSH WILSON INTERSECTION IMPROVEMENTS ES31010-4****RIGHT OF WAY ACQUISITION P34899**

A PORTION WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 28, WHICH IS SOUTH 89°56'00" WEST A DISTANCE OF 2,789.71 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION;
THENCE EASTERLY ALONG SAID SOUTH SECTION LINE NORTH 89°56'00" EAST A DISTANCE OF 106.58 FEET;
THENCE DEPARTING SAID SECTION LINE AT RIGHT ANGLES NORTH 00°04'00" WEST A DISTANCE OF 45.00 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF JOSH WILSON ROAD (COUNTY ROAD #33000) AND THE **POINT OF BEGINNING**;
THENCE EASTERLY ALONG SAID RIGHT OF WAY MARGIN NORTH 89°56'00" EAST A DISTANCE OF 79.89 FEET;
THENCE DEPARTING SAID RIGHT OF WAY MARGIN NORTH 49°42'18" WEST A DISTANCE OF 168.56 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY MARGIN OF FARM-TO-MARKET ROAD (COUNTY ROAD #31010);
THENCE SOUTHERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 01°03'31" WEST A DISTANCE OF 50.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN SOUTH 40°00'03" EAST A DISTANCE OF 77.17, MORE OR LESS, TO THE **POINT OF BEGINNING**.

CONTAINING 5,628 SQUARE FEET, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

SITUATE IN A PORTION OF SW 1/4 OF THE SW 1/4 OF SECTION 28,
 TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON

